PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 31286)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 175,000.00

Carl F. Zibart
Affiant

Sworn and subscribed before me this
31st day of October, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Carl F. Zibart
412 Charlesgate Court
Nashville, TN 37215

MORTGAGEE:
Security Federal Savings & Loan
Association of Nashville
P. O. Box 305171
Nashville, TN 37230-5171

MAP-PARCEL NUMBERS
117-9-C-11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mario Ferrari and spouse, Sharon Ferrari,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Carl F. Zibart and spouse, Grace H. Zibart,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Burlington Subdivision , a Planned Unit Development, of record in Book 5200, pages 403, 404 and 405, as amended in book 5800, page 185, said Register's Office.

Said Lot No. 11 fronts 104.95 feet on the east side of Charlesgate Court and runs back 69.99 feet on the northerly line and 71.26 feet on the southerly line to a line in the rear which measures 102.47 feet thereon.

Being the same property conveyed to Mario Ferrari by deed from Lura Bainbridge, unmarried, of record in Book 6810, page 103, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in the above referenced plan of record.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

8340 11/12 0101 03CHECK 654.50

6121 7.

IDENTIFICATION

Nov 12 9 31 AM '91

MAIL ENV.

This is improved property, known as: 412 Charlesgate Court, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of October, 1991.

Mario Ferrari

Sharon Ferrari

State of Tennessee
County of Davidson

On this 31st day of October, 1991, before me the undersigned authority, personally appeared Mario Ferrari, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of October, 1991, before me the undersigned authority, personally appeard Sherri Ferrari, to me known or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Christy Wilkins
Notary Public

My Commission Expires:
Sept 16, 1995

CHRISTY WILKINS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

BOOK 8483 PAGE 750

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8483 PAGE 751

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 175000.00
CON TX 647.50
PRFEE 1.00
WDEED 6.00
TOTAL 654.50
CHECK 654.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/12/91 01 07:32 0001 8340

6. 1.2 1.7.

IDENTIFICATION REFERENCE

Nov 12 9 31 AM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 475456